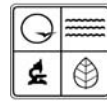


Coronado Hotel

3701 Lindell Boulevard, St. Louis



Missouri
Department of
Natural Resources

BACKGROUND

This site consisted of three parcels. The Coronado Hotel was built in 1925. The adjoining two buildings, Lindell Towers East and West, were built in 1927 and 1928, respectively. The Coronado Hotel remained open until 1965, and was vacated in 1996. Coronado Apartments LLC purchased the property for renovation.



CONTAMINANTS

Asbestos and lead-based paint were present. In addition, an above ground storage tank and metal drums were found on the property.



ASSISTANCE

Coronado received \$1,138,000 in Brownfields Remediation State Tax Credits. In addition, the City of St. Louis is providing full tax abatement on improvements until 2013.

PROTECTION

The asbestos and lead-based paint were removed, as well as the tank and drums. Residual lead-based paint that could not be removed was encapsulated.

INVESTMENT AND RESULTS

Total development cost was \$34,477,000. An estimated 45 jobs were created.

TIMELINE

Application Received: 20 June 2001
RAP Approved: 20 September 2001
Remediation Started: 1 October 2001
Completion Certificate: 24 January 2003

REDEVELOPMENT SUMMARY

The Coronado is now a 165 unit student apartment complex. It also has retail and office space.

